



Chairperson Roberts called the regular meeting to order at 6:30 p.m. All commissioners were present with the exception of Commissioners Jahn and Oelke having given prior notice. Glen Black, Director of Community Development and James Shoopman, City Planner also attended.

Changes to the Agenda

There were none.

Minutes

Commissioner Dearmin motioned to accept the minutes as submitted by the secretary from the last Planning Commission Regular Meeting that was held on December 7th, 2009. Commissioner Raley seconded the motion. All were in favor and the motion carried.

Citizen Comments

There were none.

102 Main Street Improvement ~Variance Request

Chairperson Roberts requested staff's report and recommendations.

The following was presented by James Shoopman, City Planner:

Request:

The applicant is requesting:

- 1. A variance from the setback requirements of 17.04.220 of the City's Municipal Code, which requires a 5' setback from the south property line, to extend the existing south portion of the building approximately 7' to the west within 3' of the south property line.
(see site plan and applicant's narrative)*

Criteria for Approval of a Variance:

*According to section 17.04.260 of the City Municipal Code, the Planning Commission may approve a variance from the provisions of this chapter (17.04), other than the uses specified for any district or restrictions on the location of factory built housing, only if it determines following review pursuant to Section 17.04.290 that the **following** criteria are substantially met:*

- 1. The variance will not adversely affect the public health, safety and welfare.*
- 2. Unusual physical circumstances exist, such as unusual lot size or shape, topography, or other physical conditions peculiar to the affected property which make it unfeasible to develop or use the property in conformity with the provisions of this Chapter in question.*
- 3. The unusual circumstances have not been created as a result of the action or inaction of the applicants, other parties in interest with the applicant, or their predecessors in interest.*
- 4. The variance requested is the minimum variance that will afford relief and allow for reasonable use of the property.*

102 Main Street Improvement ~Variance Request continued...***Criteria for Approval of a Variance:***

5. *The variance will not result in development incompatible with other property or buildings in the area, and will not affect or impair the value or use or development of other property.*

The Planning Commission may impose conditions of approval as necessary to insure that the above criteria are met including limitations on the effective term of the variance.

Discussion

1. *As of April 1st, 2010 (3) petitions with (3) signatures were received approving of the request.*
2. *The applicant has submitted a written project description, drawings, and a narrative discussing compliance with the variance criteria.*

Staff Recommendations:

Staff recommends careful consideration of the request. If the Planning Commission recommends approval of the request, staff recommends it contain the following conditions:

1. *Actual construction of the site and building shall substantially conform to the proposed and submitted site and architectural sketch plans.*
2. *Landscape plans shall be submitted to and approved by the City prior to issuing building permits.*

Example Motion:

*I move that Planning Commission **approve/deny** the applicant's request for:*

1. *A variance from the setback requirements of 17.04.220 of the City's Municipal Code, which requires a 5' setback from the south property line, to extend the existing south portion of the building approximately 7' to the west within 3' of the south property line.*

Commissioner Dearmin inquired if proposed parking for the site meets City requirements

Mr. Shoopman replied that staff had reviewed the amount of spaces proposed and that it would meet City requirements.

Chairperson Roberts requested the applicant's presentation.

Tim Suple, managing partner, went through a history of the property. He reviewed the proposed building plans. The building design was created to compliment neighboring houses that are listed to be in the historical district. He clarified that the agreement with the City concerning the mural on the north side of the building has expired. He mentioned his family's commitment to improving the properties that they own. He mentioned other properties that they are restoring. .

There was further discussion about the layout of the building in relation to the property line and pre-existing setback requirements.

Mr. Shoopman reaffirmed that the agreement protecting the mural has expired per Wilma Erven, Director of Arts & Culture.

Commissioner Simmons asked if future owners proposing a different use of the site could use delivery trucks and if there would be room for them to maneuver.

There was discussion about the rear entrance.



102 Main Street Improvement ~Variance Request continued...

Chairperson Roberts requested public comment. There were none.

Commissioner Raley stated that this particular variance would create a great improvement for the City as an entry way feature to the City.

Commissioner Simmons stated that he also agreed it would make for an attractive entrance to the City.

Commissioner Dearmin motioned that Planning Commission approve the applicant's request for:

A variance from the setback requirements of 17.04.220 of the City's Municipal Code, which requires a 5' setback from the south property line, to extend the existing south portion of the building approximately 7' to the west within 3' of the south property line.

Commissioner Raley seconded the motion. All were in favor and the motion carried.

3 Mile Plan Review

Chairperson Roberts requested staff's report and recommendations.

Commissioner Simmons motioned to recommend approval to City Council. Commissioner Dearmin seconded the motion. All were in favor and the motion carried.

Commissioner Comments

There was discussion about election of officers and reappointment of commissioners.

Staff Comments

Chairperson Roberts asked about the status of the Shoppes at Delta PUD.

Meeting adjourned at 7:08 p.m.

Lee A. Barber, Executive Secretary
Community Development